

SNAPSHOT of HOME Program Performance--As of 06/30/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Tacoma Consortium

State: WA

PJ's Total HOME Allocation Received: \$29,528,763

PJ's Size Grouping*: B

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
Program Progress:			PJs in State: 14				
% of Funds Committed	<div>93.86 %</div>	<div>94.17 %</div>	<div>10</div>	<div>93.41 %</div>	<div>53</div>	<div>52</div>	
% of Funds Disbursed	<div>87.56 %</div>	<div>88.11 %</div>	<div>8</div>	<div>84.68 %</div>	<div>59</div>	<div>57</div>	
Leveraging Ratio for Rental Activities	<div>8.44</div>	<div>7.09</div>	<div>1</div>	<div>4.72</div>	<div>100</div>	<div>100</div>	
% of Completed Rental Disbursements to All Rental Commitments***	<div>100.00 %</div>	<div>94.51 %</div>	<div>1</div>	<div>80.76 %</div>	<div>100</div>	<div>100</div>	
% of Completed CHDO Disbursements to All CHDO Reservations***	<div>75.54 %</div>	<div>79.42 %</div>	<div>9</div>	<div>68.18 %</div>	<div>56</div>	<div>56</div>	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	<div>95.08 %</div>	<div>93.23 %</div>	<div>8</div>	<div>80.32 %</div>	<div>87</div>	<div>83</div>	
% of 0-30% AMI Renters to All Renters***	<div>68.92 %</div>	<div>62.99 %</div>	<div>7</div>	<div>45.16 %</div>	<div>89</div>	<div>85</div>	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	<div>100.00 %</div>	<div>98.96 %</div>	<div>1</div>	<div>95.04 %</div>	<div>100</div>	<div>100</div>	
Overall Ranking:			In State: <div>6 / 14</div>		Nationally: <div>94</div>		
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	<div>\$26,152</div>	<div>\$25,171</div>		<div>\$26,037</div>	<div>325</div> Units	<div>20.00 %</div>	
Homebuyer Unit	<div>\$24,904</div>	<div>\$19,773</div>		<div>\$14,755</div>	<div>278</div> Units	<div>17.10 %</div>	
Homeowner-Rehab Unit	<div>\$40,879</div>	<div>\$20,392</div>		<div>\$20,487</div>	<div>92</div> Units	<div>5.70 %</div>	
TBRA Unit	<div>\$3,165</div>	<div>\$1,727</div>		<div>\$3,225</div>	<div>932</div> Units	<div>57.30 %</div>	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Tacoma Consortium WA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$95,507	\$126,912	\$45,385
State:*	\$115,567	\$112,037	\$25,455
National:**	\$92,323	\$73,745	\$23,292

CHDO Operating Expenses:
(% of allocation)

PJ: 2.9 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.01

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	51.7	46.8	75.0	41.3	Single/Non-Elderly:	32.6	25.5	25.0	20.3
Black/African American:	35.1	23.0	16.3	45.2	Elderly:	27.1	2.9	47.8	0.4
Asian:	3.4	14.4	3.3	0.6	Related/Single Parent:	29.8	25.5	6.5	68.3
American Indian/Alaska Native:	0.6	0.7	0.0	1.0	Related/Two Parent:	8.6	43.9	18.5	7.6
Native Hawaiian/Pacific Islander:	0.0	0.7	2.2	1.1	Other:	1.8	2.2	2.2	3.3
American Indian/Alaska Native and White:	0.3	0.0	0.0	0.0					
Asian and White:	0.0	0.0	0.0	0.0					
Black/African American and White:	0.0	0.0	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.0	1.8	0.0	0.6					
Asian/Pacific Islander:	4.0	1.4	0.0	2.4					
ETHNICITY:									
Hispanic	4.9	11.2	3.3	7.8					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	54.2	15.5	54.3	19.1	Section 8:	36.9	0.0 [#]		
2 Persons:	18.5	16.5	26.1	40.9	HOME TBRA:	1.8			
3 Persons:	17.8	25.9	9.8	18.6	Other:	28.3			
4 Persons:	5.5	18.0	4.3	9.8	No Assistance:	32.9			
5 Persons:	2.2	12.2	4.3	4.9					
6 Persons:	0.9	6.5	0.0	4.0					
7 Persons:	0.6	3.2	1.1	1.5					
8 or more Persons:	0.3	2.2	0.0	1.3					
					# of Section 504 Compliant Units / Completed Units Since 2001			780	

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Tacoma Consortium

State: WA

Group Rank: 94
(Percentile)

State Rank: 6 / 14 PJs

Overall Rank: 94
(Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.37%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 49.28%	75.54	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	95.08	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.81%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.070	1.9	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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